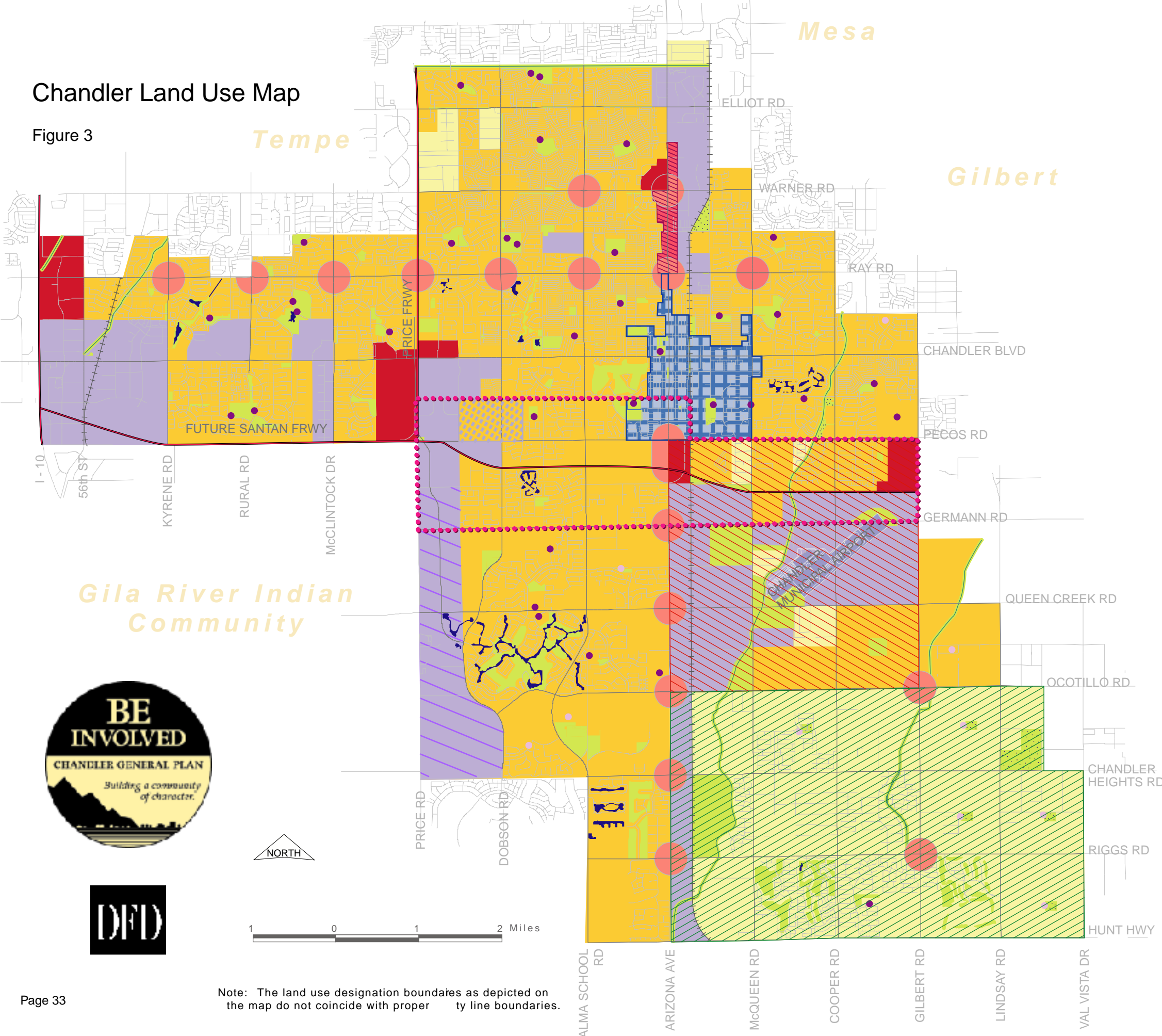


Chandler Land Use Map

Figure 3



CHANDLER LAND USE MAP CATEGORIES

Rural (Very Low Density) Residential

Very low density residential uses with an overall average density in the range of 0 - 2.5 dwellings per acre.

Low Density ("Single Family") Residential

Low density residential uses with an overall average density in the range of 2.5 - 3.5 dwellings per acre.

By policies defined within the text of the General Plan and area plans, public facilities and higher density residential uses, including multi-family, may be located within low density residential areas; offices and institutional uses may be located along the frontages of arterial streets and neighborhood shopping centers may be located at the corners of arterial street intersections.

Redevelopment Area

Mixed-use, commercial/public, downtown neighborhoods and medium density residential development. See Chandler Redevelopment Element.

Commercial Nodes

Neighborhood or community shopping facilities, including large single-use retail development.

By policies defined within the text of the General Plan and area plans, commercial offices, commercial services and institutional uses can be developed at commercial nodes. All new commercial will take into consideration existing commercial development which may not necessarily be shown on this map.

Regional Commercial

Major, regional commercial uses such as malls, power centers, large single use retail development and other major commercial developments.

Employment

Major employers, industrial/business parks and industrial support uses.

South Price Road Campus Employment Corridor

High-tech campus employment.

Recreation/Open Space

Public parks, open spaces, golf courses and recreation facilities. (Proposed public parks.)

Public Buildings

Refer to Public Buildings Element and Map.

Schools

Public elementary, middle and high schools.
Proposed School Site (locations within one mile grid).

Strip Commercial

Existing strip commercial, where opportunities may exist to improve streetscape and coordinate access points.

Airpark Area*

A mix of employment, commercial, residential densities, and open space designed to be compatible with Chandler Municipal Airport. See Chandler Airpark Area Plan.

Southeast Chandler Area*

A unique "community" consisting of rural and low density residential land uses that respect and protect the rural/agrarian lifestyle of this area. See Southeast Chandler Area Plan.

Santan Freeway Corridor Area*

A mix of uses compatible with the Santan Freeway. See Santan Freeway Corridor Area Plan.

Gateway Area*

Mix of uses including employment, commercial and residential.

*Area Plans are more precise, specific land use and circulation plans approved by the City Council. The City maintains and keeps all records, maps, and other documents and illustrations which portray the land use patterns, circulation, and development quality. These area plans may also contain a mix of uses such as commercial, retail, offices, and multi-family, which are not shown on the Land Use Element Map.

Note: The land use designation boundaries as depicted on the map do not coincide with property line boundaries.